LOT 38
IN OR 1506/1069
NORTH HAMPTON #4 PB 6/384

LEMIER LAWRENCE
95079 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

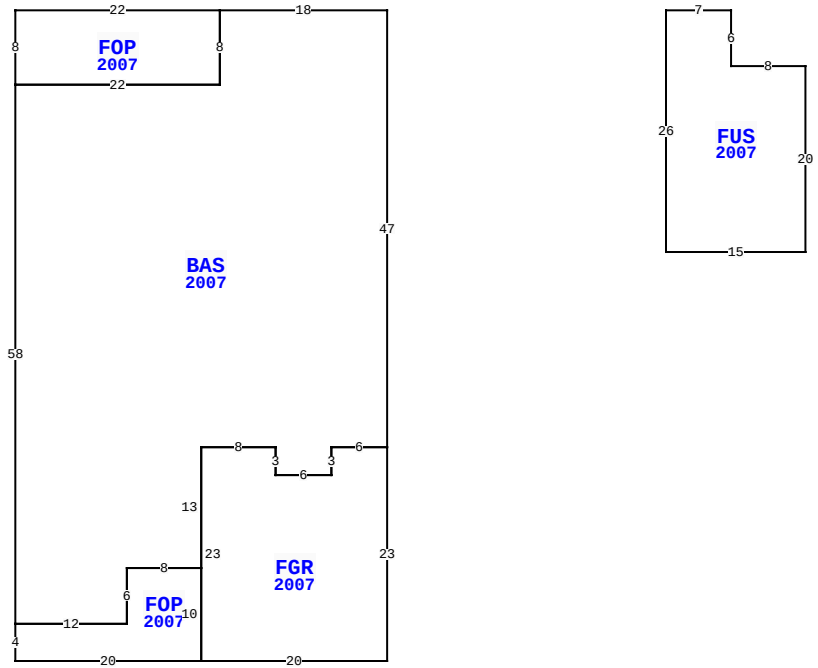
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100	2007	2,054	268,117
FGR	442	55	2007	243	31,719
FOP	128	30	2007	38	4,960
FOP	176	30	2007	53	6,918
FUS	342	100	2007	342	44,643
TOTALS	3,142			2,730	356,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,730	108.0720	142.66	389,462	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2008 Heated Area: 2396 HX Base Yr 2008



95079 HITHER HILLS WAY, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	07/02/2007	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,358
TOTAL MARKET OB/XF VALUE		6,842
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		448,200
SOH/AGL Deduction		209,251
ASSESSED VALUE		238,949
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		183,227
TOTAL JUST VALUE		448,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18253	ELEC OTHER	2,000	10/01/2006
M12182	MECH OTHER	0	10/01/2006
P11594	OTHER	0	10/01/2006
C18553	CO ISSUED	0	09/01/2006
B18553	NEW CONSTR	295,000	09/01/2006
R09734	REPAIR/RRF	5,000	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1069	6/19/2007	WD	Q	I		270,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: LEMIER LAWRENCE & B						
1201/1770	1/15/2004	WD	U	V	19	2,970,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8 $ S8 W22 S58 FOP=[YR=2007] S4 E20 FGR=[YR=2007] E20 N23 W6 S3 W6 N3 W8 S23 $ N10 W8 S6 W12 $ E12 N6 E8 N13 E8 S3 E6 N3 E6 N47 $ PTR= E30 FUS=[YR=2007] E7 S6 E8 S20 W15 N26 $ W30 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	5.20	100	2007	2007	3	87	3,692	

LAND DESCRIPTION

TOTAL OB/XF 6,842

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS